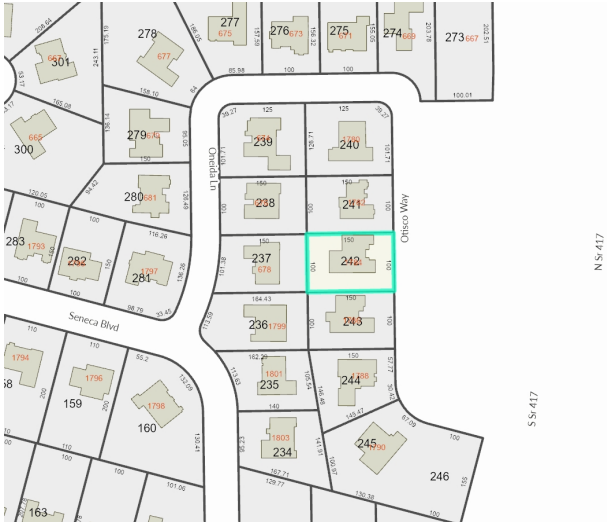


# Property Record Card



Parcel: **08-21-31-5JU-0000-2420**  
 Property Address: **1784 OTISCO WAY WINTER SPRINGS, FL 32708**  
 Owners: **SANABRIA, NELSON I; GARCIA, ZOE E**  
 2026 Market Value \$652,869 Assessed Value \$652,869 Taxable Value \$652,869  
 2025 Tax Bill \$9,859.54 Tax Savings with Non-Hx Cap \$478.36  
 The 5 Bed/3 Bath Single Family property is 3,129 SF and a lot size of 0.34 Acres

## Parcel Location



## Site View



0821315JU00002420 02/12/2022

## Parcel Information

Parcel	08-21-31-5JU-0000-2420
Property Address	1784 OTISCO WAY WINTER SPRINGS, FL 32708
Mailing Address	1784 OTISCO WAY WINTER SPGS, FL 32708-5522
Subdivision	TUSCAWILLA UNIT 14B
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$540,877	\$529,942
Depreciated Other Features	\$36,992	\$33,661
Land Value (Market)	\$75,000	\$75,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$652,869	\$638,603
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$43,728
P&G Adjustment	\$0	\$0
Assessed Value	\$652,869	\$594,875

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,337.90
Tax Bill Amount	\$9,859.54
Tax Savings with Exemptions	\$478.36

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

SANABRIA, NELSON I - Tenancy by Entirety  
 GARCIA, ZOE E - Tenancy by Entirety

## Legal Description

LOT 242  
TUSCAWILLA UNIT 14B  
PB 37 PGS 6 TO 10

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$652,869	\$0	\$652,869
Schools	\$652,869	\$0	\$652,869
CITY WINTER SPRINGS	\$652,869	\$0	\$652,869
FIRE FUND	\$652,869	\$0	\$652,869
SJWM(Saint Johns Water Management)	\$652,869	\$0	\$652,869

## Sales

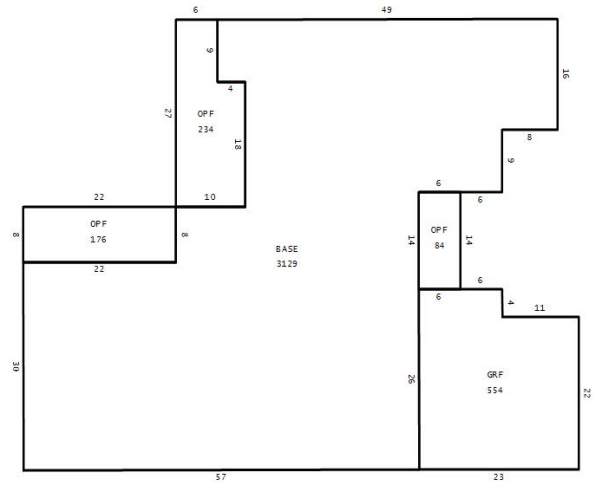
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/25/2019	\$470,000	09324/0728	Improved	Yes
SPECIAL WARRANTY DEED	1/1/2012	\$236,500	07694/0417	Improved	No
SPECIAL WARRANTY DEED	3/1/2011	\$100	07556/0213	Improved	No
CERTIFICATE OF TITLE	3/1/2011	\$100	07543/1358	Improved	No
SPECIAL WARRANTY DEED	3/1/1999	\$217,500	03614/0479	Improved	No
CERTIFICATE OF TITLE	10/1/1998	\$100	03509/1044	Improved	No
FINAL JUDGEMENT	3/1/1997	\$100	03215/1009	Improved	No
WARRANTY DEED	11/1/1994	\$194,900	02850/0976	Improved	Yes
WARRANTY DEED	9/1/1992	\$25,000	02478/1935	Vacant	No
WARRANTY DEED	4/1/1988	\$30,500,000	01952/0270	Vacant	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$150,000/Lot	\$75,000	\$75,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1992
Bed	5
Bath	3.0
Fixtures	9
Base Area (ft <sup>2</sup> )	3129
Total Area (ft <sup>2</sup> )	4177
Constuction	CB/STUCCO FINISH
Replacement Cost	\$634,460
Assessed	\$540,877

\* Year Built = Actual / Effective



Building 1

### Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	554
OPEN PORCH FINISHED	176
OPEN PORCH FINISHED	84
OPEN PORCH FINISHED	234

### Permits

Permit #	Description	Value	CO Date	Permit Date
00153	REROOF	\$0		1/23/2012
27707	GAS TANK PLMB ORPHAN 1784 OTISCO WAY	\$0	11/6/1995	11/1/1995

### Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 2	1992	1	\$45,000	\$27,000
GAS HEATER - UNIT	1992	1	\$1,653	\$992
SCREEN ENCL 2	1992	1	\$9,000	\$5,400
FIREPLACE 2	1992	1	\$6,000	\$3,600

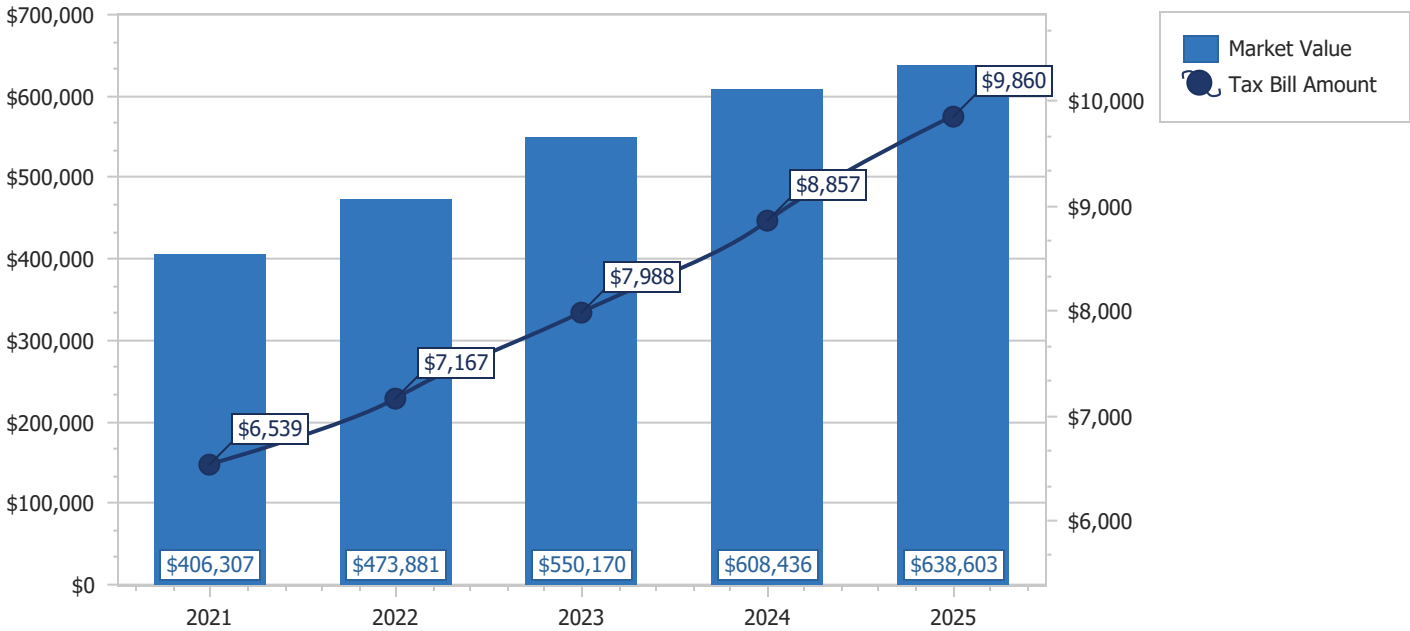
Zoning	
Zoning	PUD
Description	
Future Land Use	Low Density Residential
Description	

School Districts	
Elementary	Lawton
Middle	Indian Trails
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 50

Utilities	
Fire Station #	Station: 26 Zone: 264
Power Company	DUKE
Phone (Analog)	AT&T
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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